131.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,100 / 900,100
					USE VALUE:	900,100 / 900,100
					ASSESSED:	900,100 / 900,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUYTON MATTHEW C
Owner 2:	LEE LINGWEI
Owner 3:	
Street 1:	22 IRVING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORDON CLARICE B & GEORGE S -
Owner 2:	-
Street 1:	22 IRVING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,002 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 2563 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6002.000	387,000		513,100	900,100
Total Card	0.138	387,000		513,100	900,100
Total Parcel	0.138	387,000		513,100	900,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.16 | /Parcel: 351.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,000	0	6,002.	513,100	900,100	900,100	Year End Roll	12/18/2019
2019	101	FV	308,900	0	6,002.	541,600	850,500	850,500	Year End Roll	1/3/2019
2018	101	FV	308,300	0	6,002.	399,000	707,300	707,300	Year End Roll	12/20/2017
2017	101	FV	308,300	0	6,002.	381,900	690,200	690,200	Year End Roll	1/3/2017
2016	101	FV	308,300	0	6,002.	353,400	661,700	661,700	Year End	1/4/2016
2015	101	FV	307,500	0	6,002.	296,400	603,900	603,900	Year End Roll	12/11/2014
2014	101	FV	307,500	0	6,002.	289,600	597,100	597,100	Year End Roll	12/16/2013
2013	101	FV	307,500	0	6,002.	275,900	583,400	583,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON CLARICE	56972-378		6/10/2011		605,000	No	No		
SERINO MICHAEL	22364-421		9/3/1992		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2006	901	Re-Roof	7,165					

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2018	Inspected	BS	Barbara S
4/23/2018	MEAS&NOTICE	BS	Barbara S
7/3/2012	Left Notice	JBS	JOHN S
11/17/2008	Meas/Inspect	163	PATRIOT
11/8/1999	Meas/Inspect	243	PATRIOT
7/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6002		Sq. Ft.	Site		0	90.	0.95	10			Topo	-5					513,053						513,100	

Total AC/HA: 0.13779 | Total SF/SM: 6002 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 513,053 | Spl Credit | Total: 513,100

PRINT

Date	Time
12/11/20	00:34:55

LAST REV

Date	Time
07/08/20	14:18:45

apro

10253

USER DEFINED

User Acct	146933
GIS Ref	
GIS Ref	
Insp Date	05/12/18
!10253!	
Prior Id # 1:	146933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	19.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	23.53	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15095413
Const Adj.:	0.98588008
Adj $ / SQ:	141.838
Other Features:	99174
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506041
Depreciation:	119071
Depreciated Total:	386969

COMMENTS

LOC= SCHOOL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

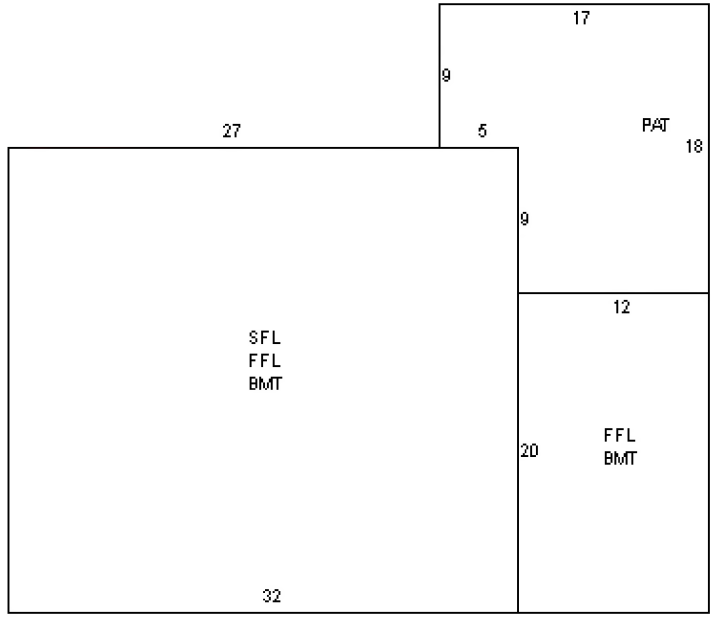
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.02
Special Features:	0	Val/Su Net:	109.79
Final Total:	387000	Val/Su SzAd	184.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	53.610	62,622
FFL	First Floor	1,168	141.840	165,667
SFL	Second Floor	928	141.840	131,626
PAT	Patio	261	3.630	949

Net Sketched Area:	3,525			Total:	360,864
Size Ad	2096	Gross Are	3525	FinArea	2563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: